



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 23, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Rebecca Ballo
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1008218: Hardscape alteration and fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the November 16, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Kyle Rabe (Lila Fendrick, Architect)
Address: 3706 Bradley Lane, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Rebecca Ballo at 301.563.3404 or Rebecca.Ballo@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the map of the easement, and documentation from the Easement Holder supporting the application?

Are other Planning and/or Hearing Examiner Approvals /Reviews Required (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision:

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Rebecca Ballo at 9:21 am, Nov 23, 2022

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

3702 Bradley Lane

3707 Bradley Lane

3708 Bradley Lane

35 Quincy Street

37 Quincy Street

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

**ALL FENCES TO
BE NO MORE
THAN 6' HEIGHT
PER HPC
CONDITION OF
APPROVAL**

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By Rebecca Ballo at 9:21 am, Nov 23, 2022

Work Item 1: _____

Description of Current Condition:	Proposed Work:
-----------------------------------	----------------


Work Item 2: _____

Description of Current Condition:	Proposed Work:
-----------------------------------	----------------

**ALL FENCES TO
BE NO MORE
THAN 6' HEIGHT
PER HPC
CONDITION OF
APPROVAL**

APPROVED

Montgomery County
Historic Preservation Commission



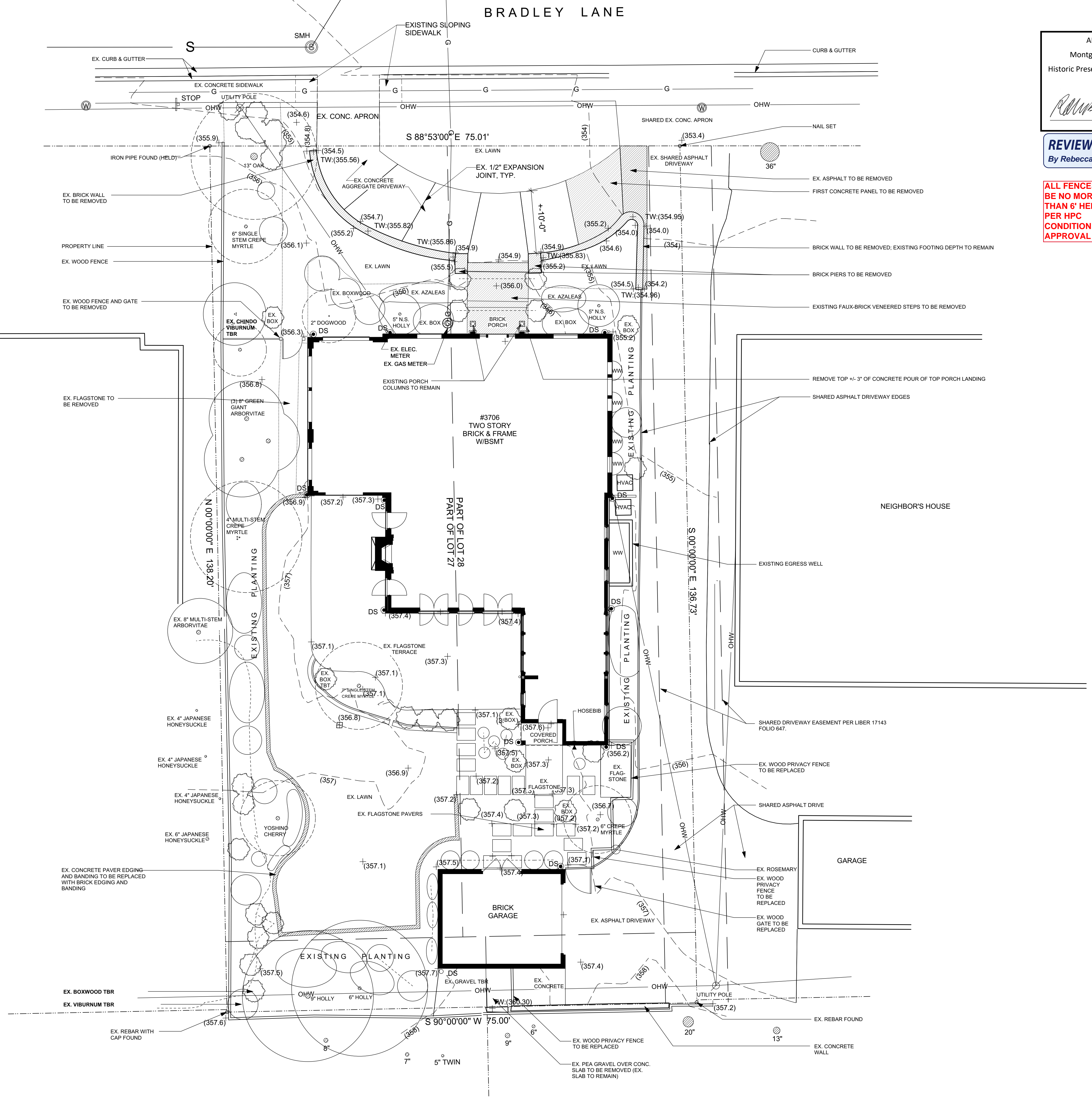
REVIEWED
By Rebecca Ballo at 9:20 am, Nov 23, 2022

Work Item 3: _____

Description of Current Condition:	Proposed Work:
-----------------------------------	----------------

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



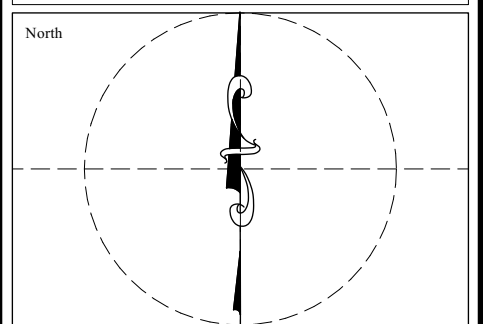
APPROVED
 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Rebecca Ballo at 9:20 am, Nov 23, 2022

ALL FENCES TO BE NO MORE THAN 6" HEIGHT PER HPC CONDITION OF APPROVAL

LILA FENDRICK landscape architecture & garden design
 6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

Project Title
TOMLINSON RABE RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD 20815



No.	Date	Revision Notes

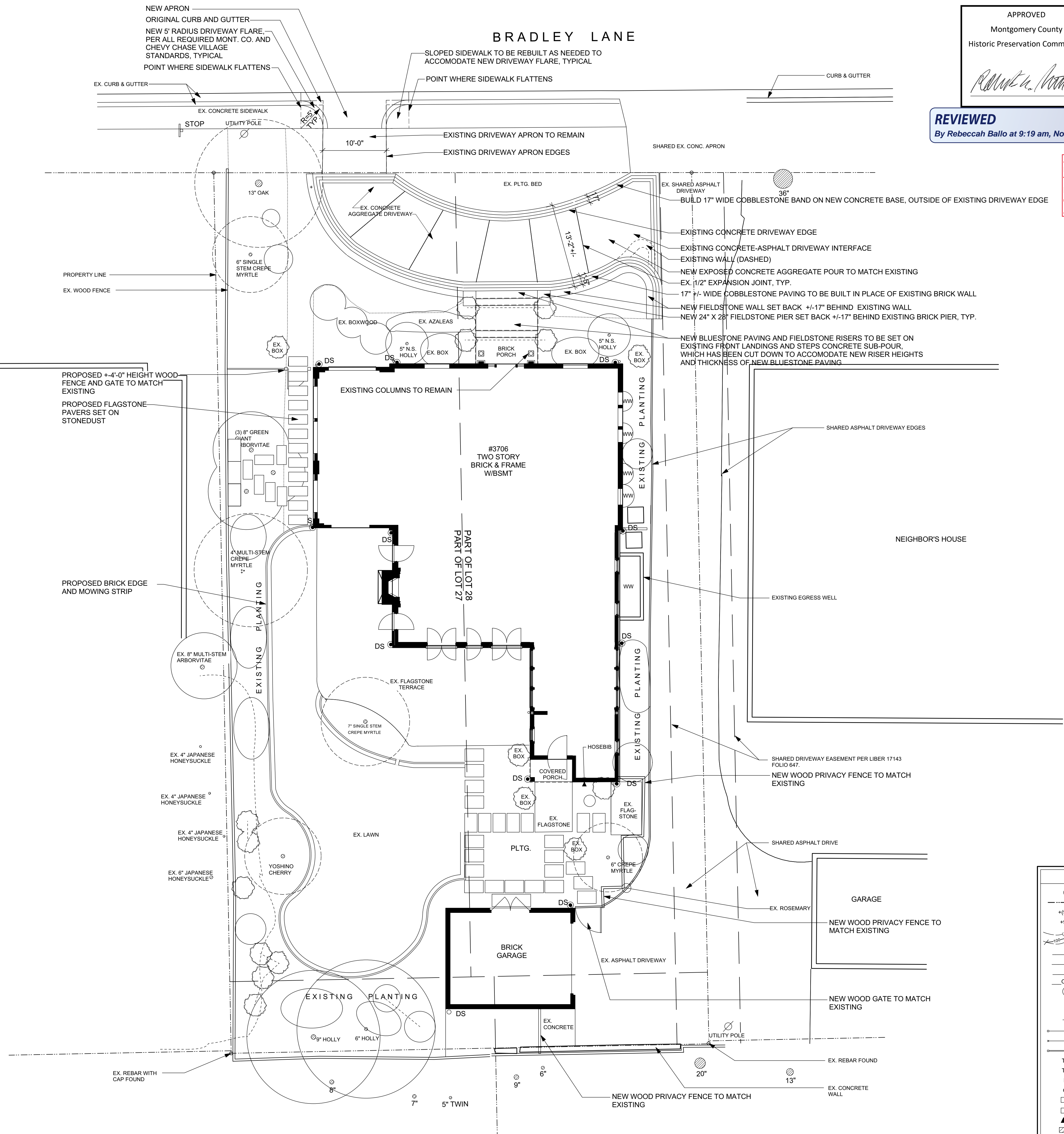
Topographic Survey by
POTOMAC VALLEY SURVEYS, 03/22

General Notes
 1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net 48 hours in advance of any work in this vicinity. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of the local jurisdiction.
 2. All subsurface pipes to be rigid PVC pipe.

Sheet Title
Existing Conditions and Demolition Plan
 Date: 2022-10-11
 Scale: 1/8"=1'-0"
 Sheet No.
1

KEY

	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SKIN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TBT TO BE TRANSPLANTED
	TBR TO BE REMOVED
	LC LANDSCAPE CONTRACTOR
	GC GENERAL CONTRACTOR
	DS DOWNSPOUT
	AD AREA DRAIN
	HB HOSE BIB
	HARDSCAPE TO BE REMOVED



NEW APRON
ORIGINAL CURB AND GUTTER
NEW 5' RADIUS DRIVEWAY FLARE,
PER ALL REQUIRED MONT. CO. AND
CHEVY CHASE VILLAGE
STANDARDS, TYPICAL
POINT WHERE SIDEWALK FLATTENS

BRADLEY LANE

SLOPED SIDEWALK TO BE REBUILT AS NEEDED TO
ACCOMMODATE NEW DRIVEWAY FLARE, TYPICAL

APPROVED
Montgomery County
Historic Preservation Commission
Rebecca Ballo

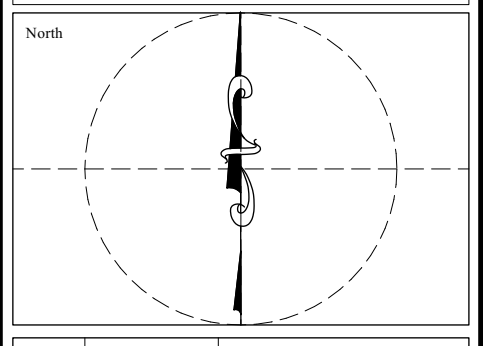
REVIEWED
By Rebecca Ballo at 9:19 am, Nov 23, 2022

ALL FENCES TO
BE NO MORE
THAN 6' HEIGHT
PER HPC
CONDITION OF
APPROVAL

Project Title
TOMLINSON RABE RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD 20815

LANDSCAPE ARCHITECTURE & GARDEN DESIGN
LULA FENDRICK
6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

Topographic Survey by
POTOMAC VALLEY SURVEYS, 03/22



No.	Date	Revision Notes

General Notes

1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net 48 hours in advance of any work in this vicinity. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of the local jurisdiction.
2. All subsurface pipes to be rigid PVC pipe.

Sheet Title
Landscape Master Plan

Date
2022-10-11

Scale
1/8"=1'-0"

Sheet No.
2

KEY

	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TBT TO BE TRANSPLANTED
	TBR TO BE REMOVED
	LC LANDSCAPE CONTRACTOR
	GC GENERAL CONTRACTOR
	DS DOWNSPOUT
	AD AREA DRAIN
	HB HOSE BIB
	HARDSCAPE TO BE REMOVED

From: [Doug Stookey at Lila Fendrick Landscape Architecture](#)
To: [Ballo, Rebecca](#); kyle.d.rabe@gmail.com
Subject: RE: 3706 Bradley Lane, HAWP#1008218
Date: Wednesday, November 2, 2022 5:18:38 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image015.png](#)
[Plan of Proposed Fencing Runs.pdf](#)



REVIEWED

By Rebecca Ballo at 9:19 am, Nov 23, 2022

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Rebecca and Kyle,

Per your request:

1. We are confirming that no proposed work will encroach or take place within the shared driveway easement.
2. We have attached a PDF of the site plan, showing the proposed fence locations with the run dimensions labeled in red
3. Attached are existing site photos of the areas to be altered or items to be removed
4. Attached are proposed materials photos. You can distinguish these from the existing site photos in that I have included a description in parenthesis as to locations where the material is proposed being used.

Please let us know if you need anything else.

Douglas Stookey, landscape architect
Lila Fendrick Landscape Architecture and Garden Design
6904 West Avenue
Chevy Chase, MD 20815
703-407-7276
team@fendrickdesign.com

From: Ballo, Rebecca <rebecca.ballo@montgomeryplanning.org>
Sent: Friday, October 28, 2022 5:43 PM
To: kyle.d.rabe@gmail.com; Doug Stookey at Lila Fendrick Landscape Architecture <team@fendrickdesign.com>
Subject: 3706 Bradley Lane, HAWP#1008218

Good afternoon,

Thank you for submitting your HAWP application. We have placed this case on the HPC agenda for November 16th, pending receipt of some additional items.

Can you please send me the following information by Wednesday morning (11/2):

- Confirmation in writing (email is fine) that none of the proposed work is encroaching on or taking place within your shared driveway easement. If work is proposed in this area, we require the neighbor's signature on the permit application as well.
- Pictures of all existing areas/items proposed for alteration and removal.
- Specification sheets for all new proposed materials including fencing and hardscape. Pictures from catalogues or pictures of existing materials (if your neighbor has used the same material for a wall, e.g.) are fine.
- Revised landscape sheet that details in color the runs of fencing to be replaced along with a notation of the final proposed fence height and the linear feet of fence proposed in each location (30' of 6' privacy fence; 25' of 4' picket fence, etc.).

If you have any questions, please do not hesitate to reach out. Staff reports post 1 week before the hearing date and I will send you the link when it is ready. I will discuss meeting procedures for the HPC at that time as well.

Thank you very much and have a good weekend.



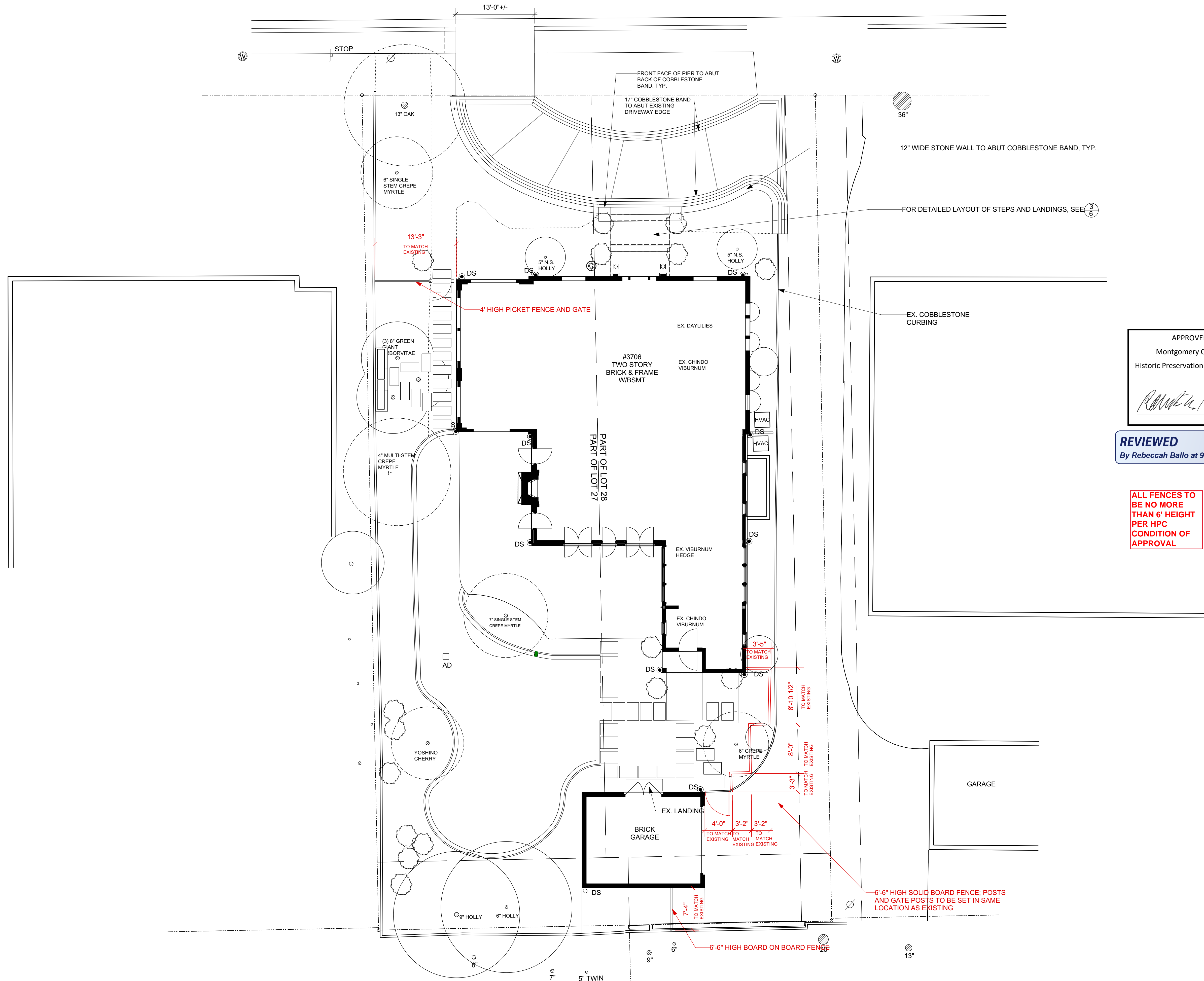
Rebeccah Ballo

Historic Preservation Supervisor

Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902
Rebeccah.Ballo@montgomeryplanning.org
o: 301.563.3404



BRADLEY LANE



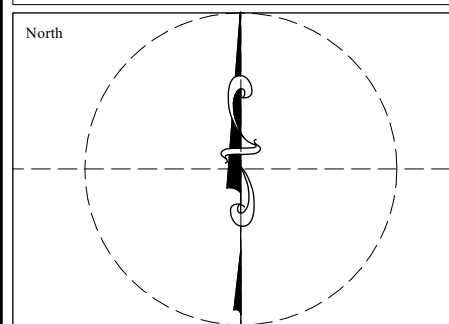
APPROVED
 Montgomery County
 Historic Preservation Commission


REVIEWED
 By Rebecca Ballo at 9:18 am, Nov 23, 2022

ALL FENCES TO BE NO MORE THAN 6' HEIGHT PER HPC CONDITION OF APPROVAL

LILA FENDRICK landscape architecture & garden design
 6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

Project Title
TOMLINSON RABE RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD 20815



No.	Date	Revision Notes

Topographic Survey by
POTOMAC VALLEY SURVEYS, 03/22

General Notes
 1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net 48 hours in advance of any work in this vicinity. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of the local jurisdiction.
 2. All subsurface pipes to be rigid PVC pipe.

Sheet Title
Fencing Runs Plan
 Date
 2022-11-2
 Scale
 1/8"=1'-0"
 Sheet No.
4

KEY

	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TBT TO BE TRANSPLANTED
	TBR TO BE REMOVED
	LC LANDSCAPE CONTRACTOR
	GC GENERAL CONTRACTOR
	DS DOWNSPOUT
	AD AREA DRAIN
	HB HOSE BIB
	HARDSCAPE TO BE REMOVED

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Rebecca Ballo at 9:18 am, Nov 23, 2022



APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED

By *Rebecca Ballo* at 9:18 am, Nov 23, 2022

NOT APPROVED

**ALL FENCES TO
BE NO MORE
THAN 6' HEIGHT
PER HPC
CONDITION OF
APPROVAL**



Rebecca Ballo

REVIEWED

By Rebecca Ballo at 9:18 am, Nov 23, 2022















Complete
C3









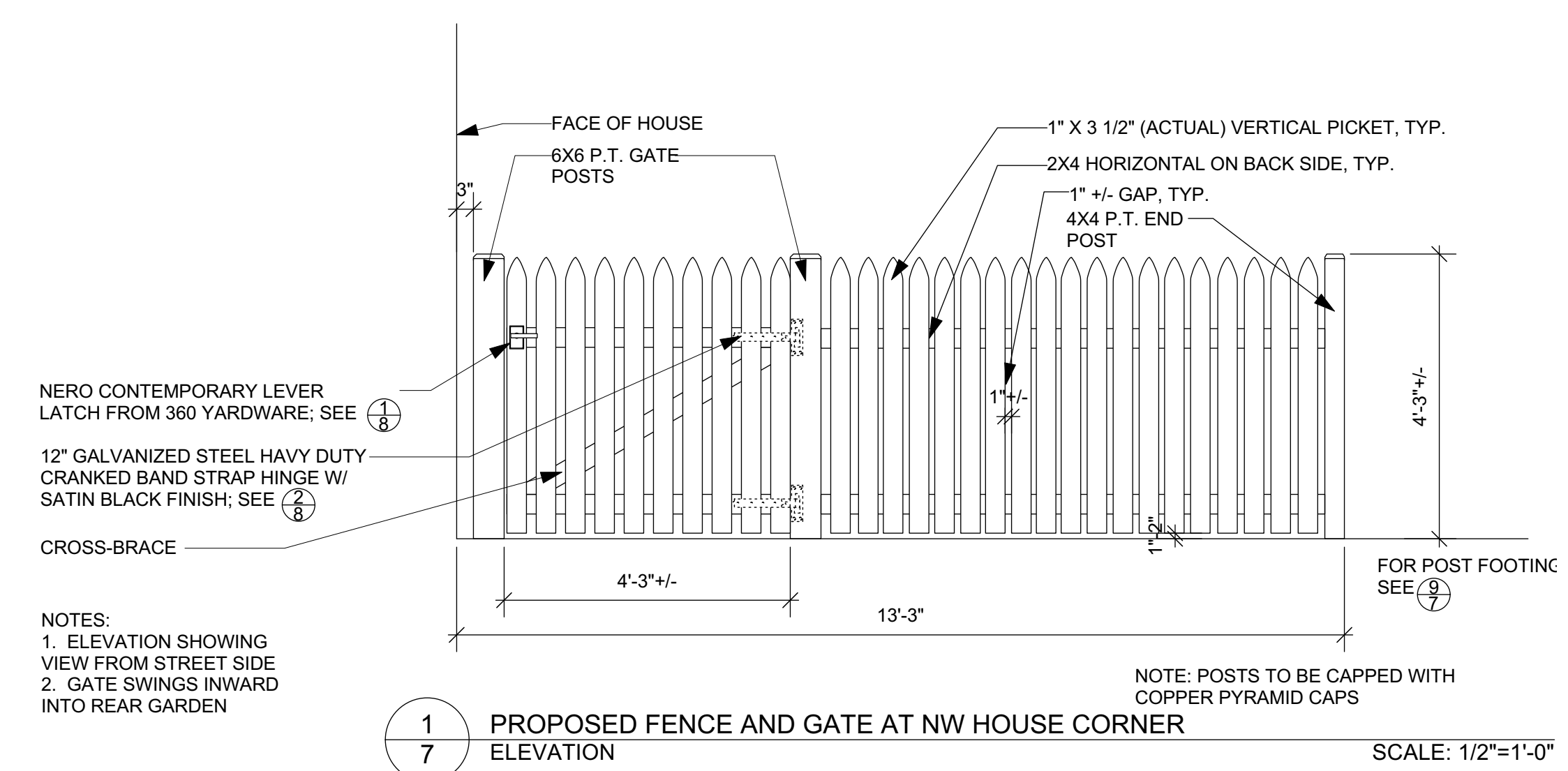








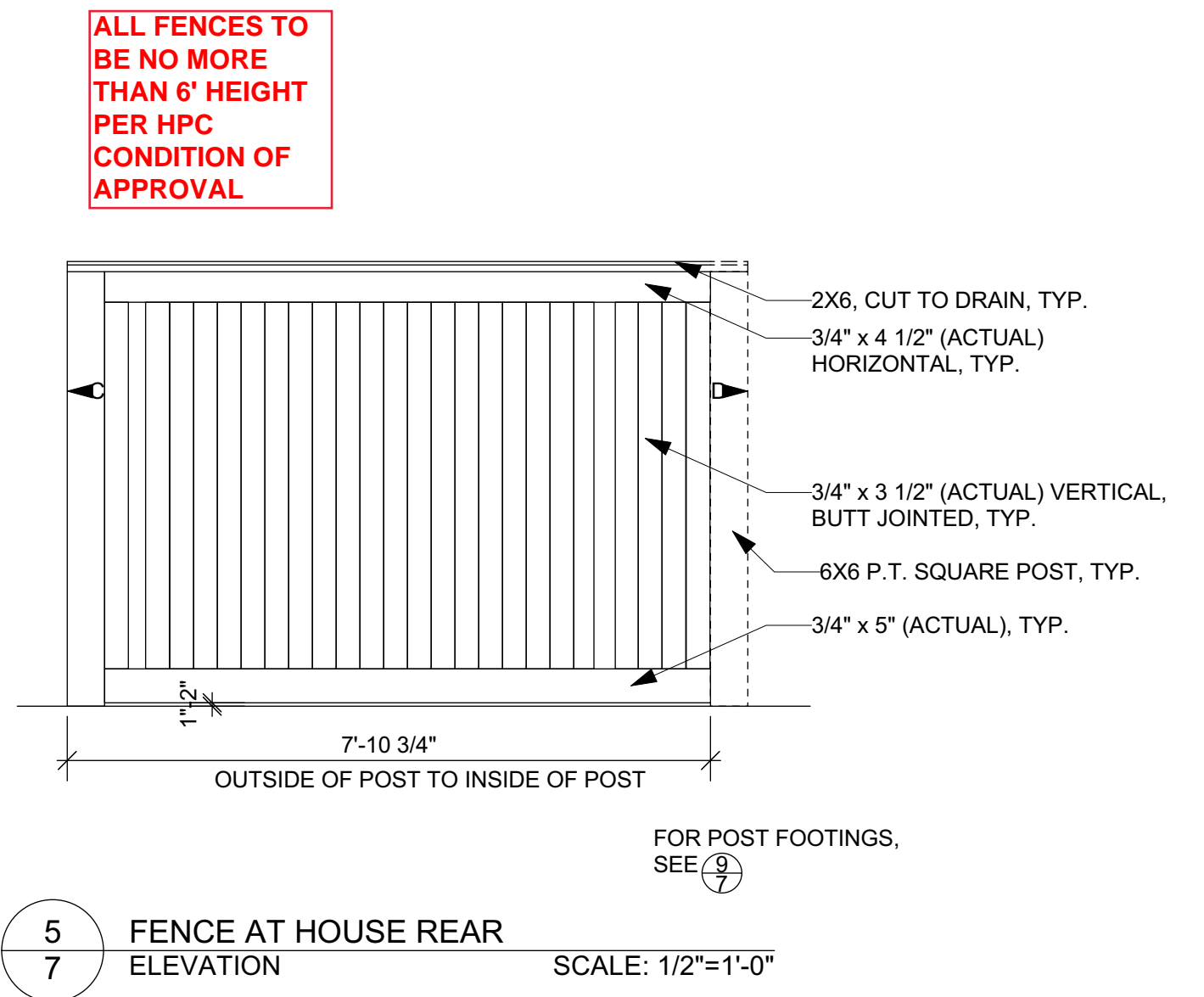
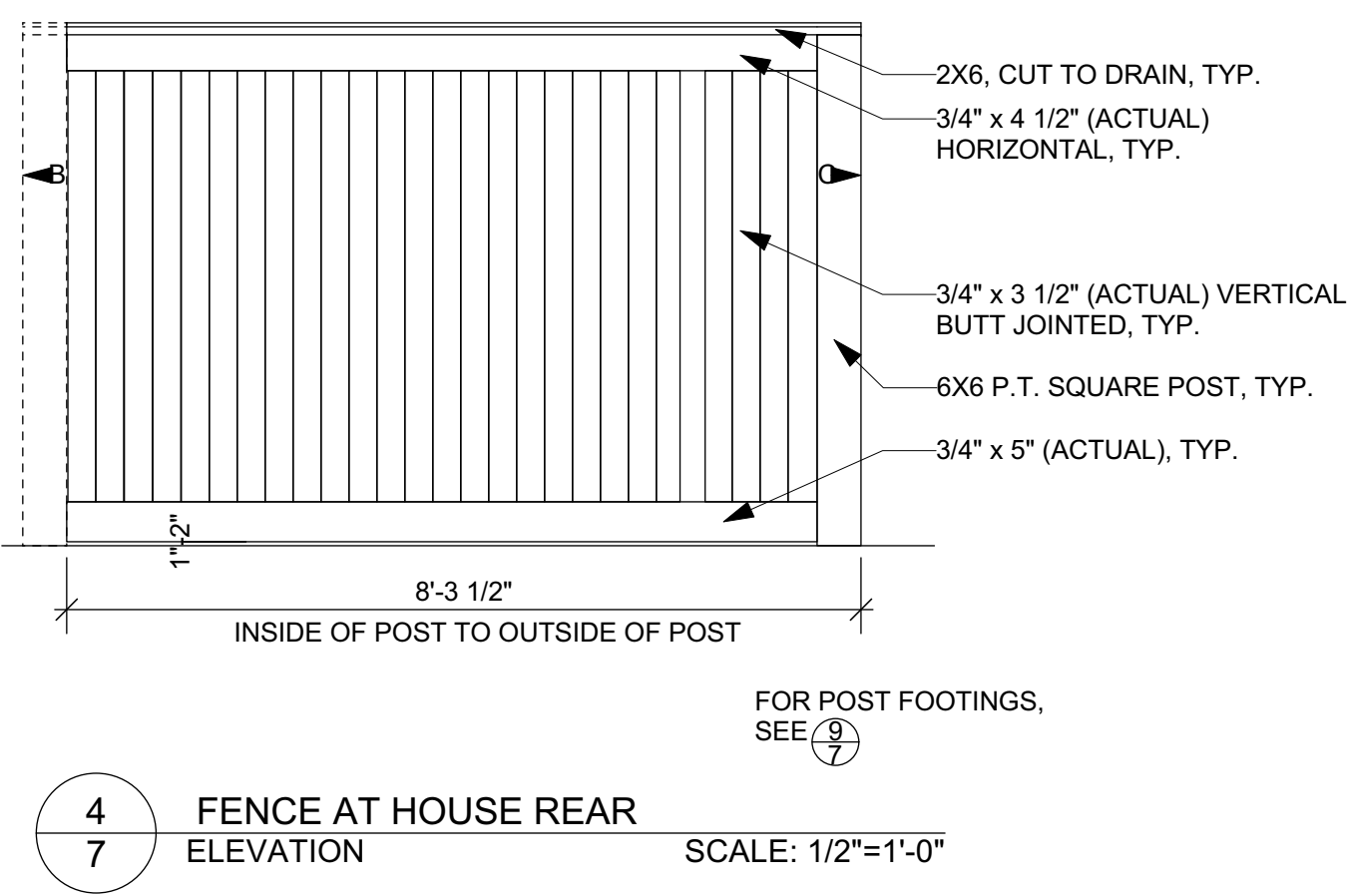
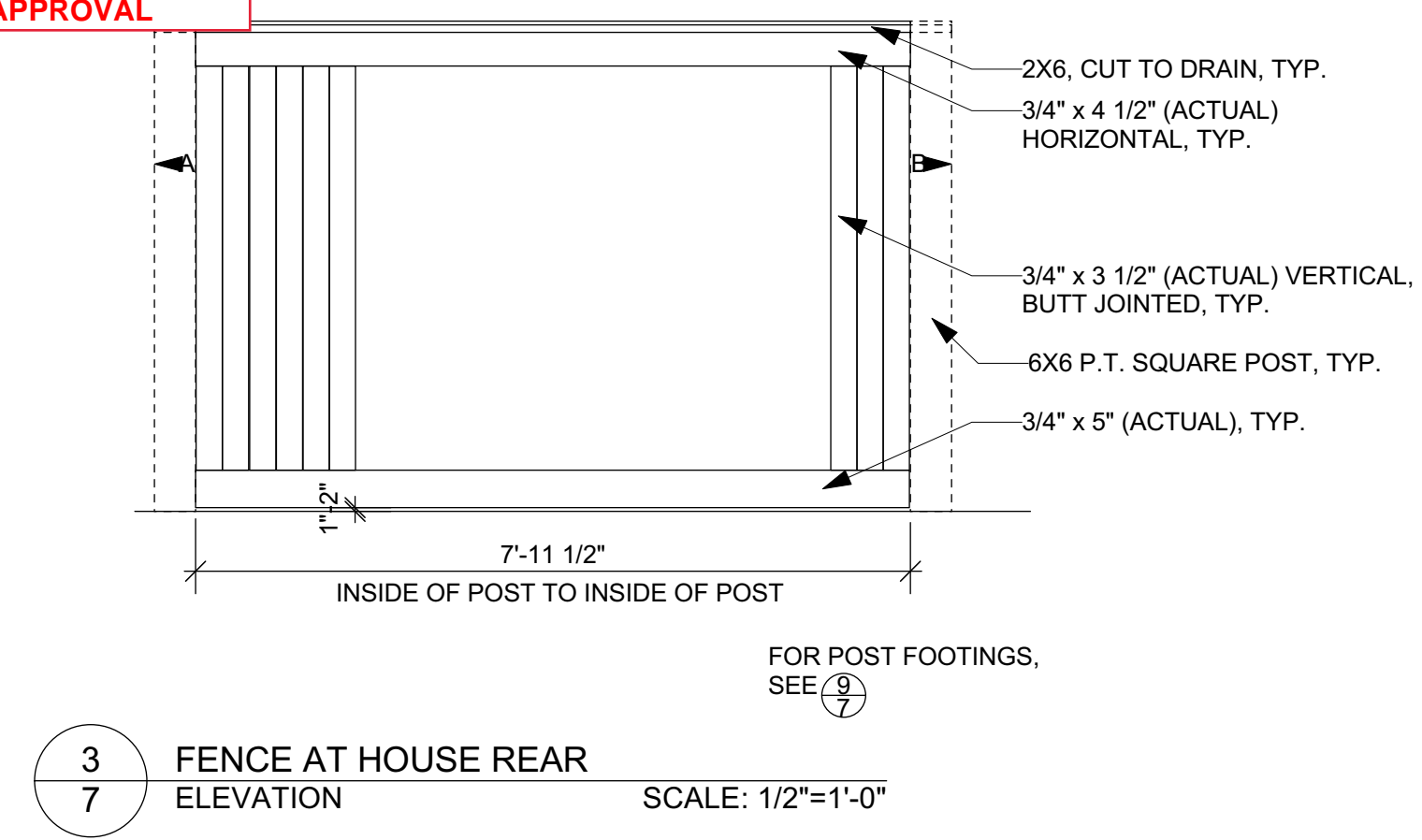
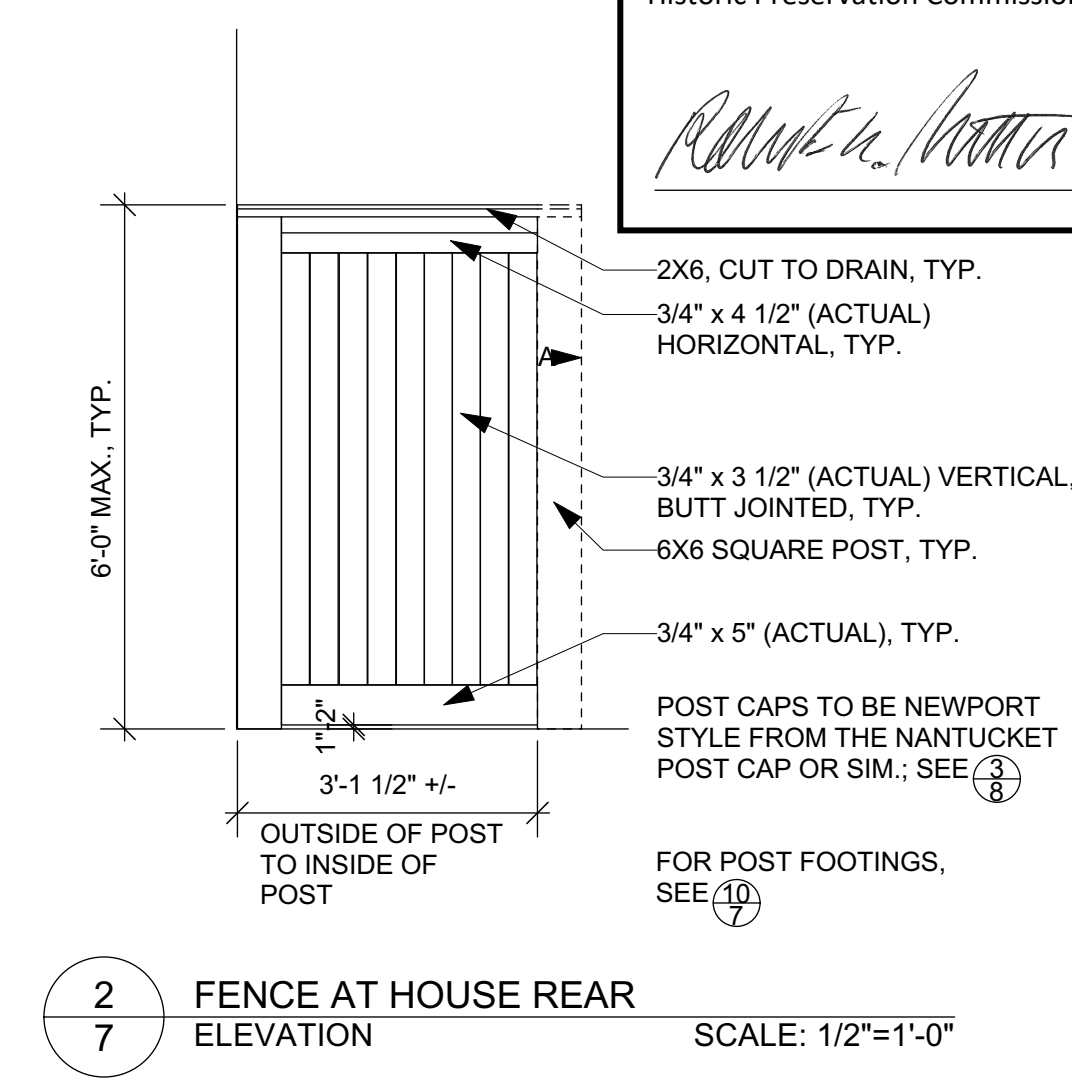




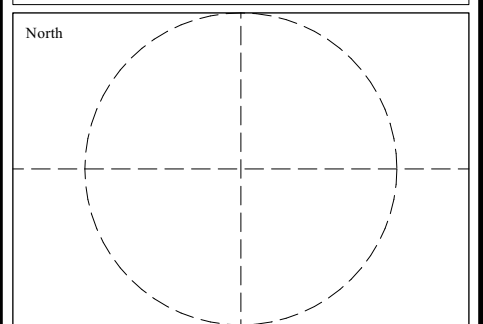
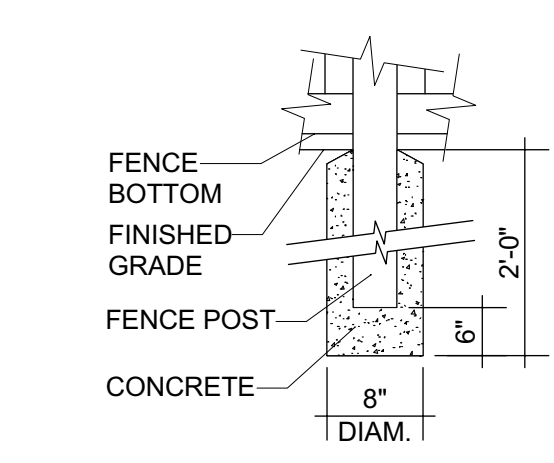
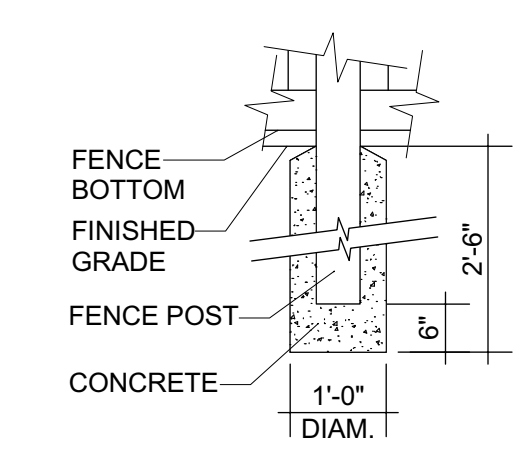
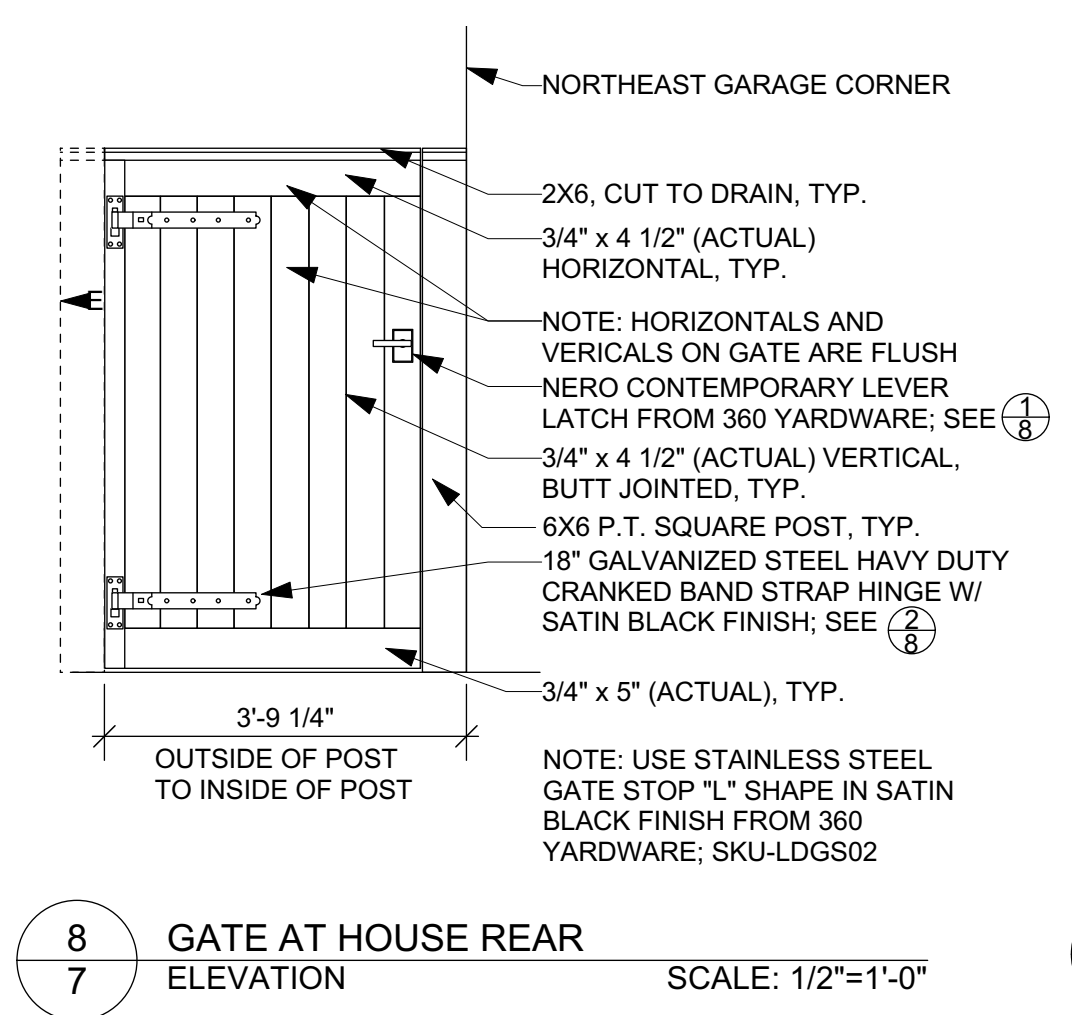
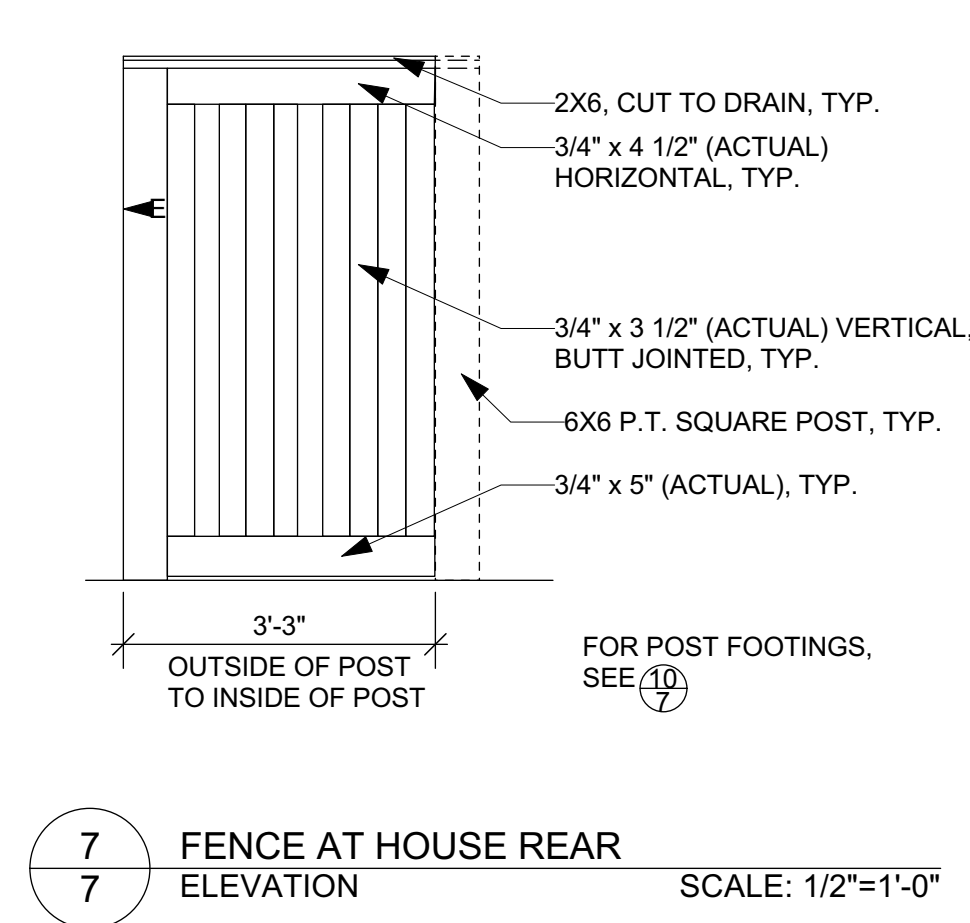
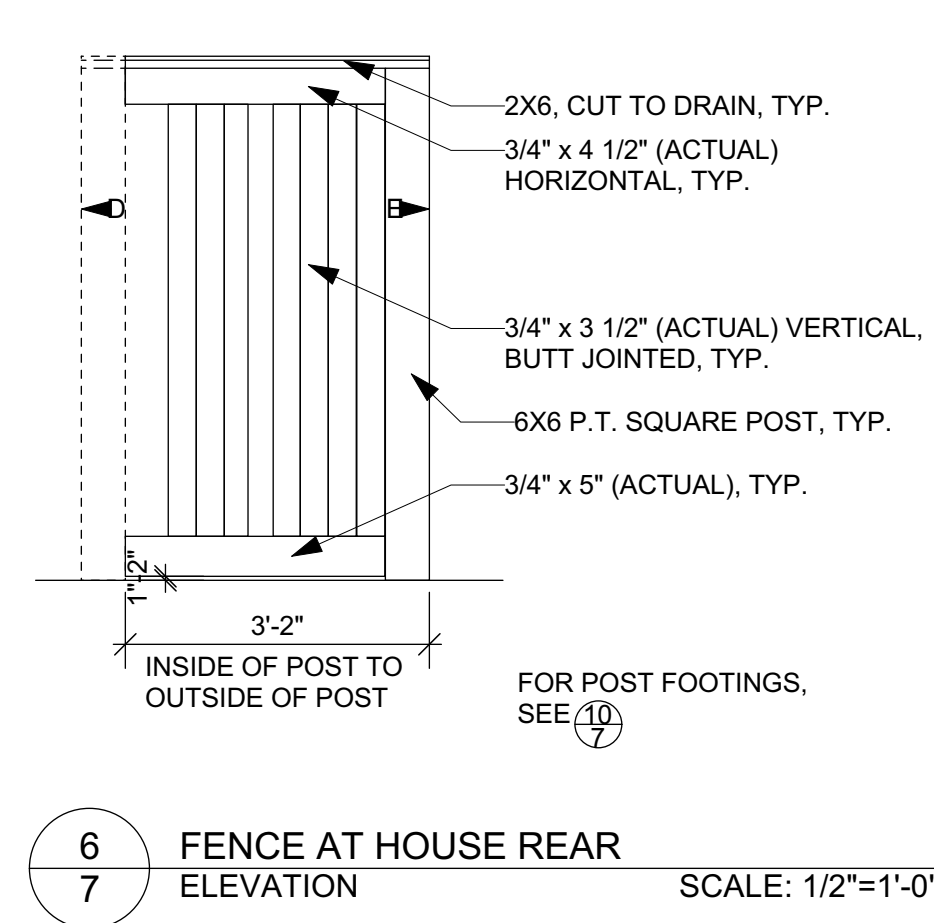
- NOTES:
 1. ALL WOOD TO BE GRADE "D" OR BETTER CEDAR
 2. TOPS OF FENCES TO MATCH EXISTING ELEVATION
 3. ELEVATIONS (2) THROUGH (8) ARE SHOWN FROM INSIDE GARDEN

APPROVED
 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Rebecca Ballo at 9:21 am, Nov 23, 2022
ALL FENCES TO BE NO MORE THAN 6' HEIGHT PER HPC CONDITION OF APPROVAL



ALL FENCES TO BE NO MORE THAN 6' HEIGHT PER HPC CONDITION OF APPROVAL



No.	Date	Revision Notes

Topographic Survey by
 Potomac Valley Survey, 3/22

General Notes
 1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net. Give 48 hours in advance of any work in this vicinity. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of the local jurisdiction.
 2. All subsurface pipes to be rigid PVC pipe.

Sheet Title
Details
 Date
 2022-11-22
 Scale
 SCALE AS NOTED
 Sheet No.
 7